



# City of Carmel

## CARMEL PLAN COMMISSION AGENDA

**June 20, 2006**

**6:00 p.m.**

**City Hall, 2nd Floor**

**One Civic Square**

**Carmel, IN 46032**

### **Agenda Items**

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**

**1H. Docket No. 06010003 Z: Guerrero Property PUD – CONTINUED TO JULY 18**

The applicant seeks to rezone 38.8 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing attached single-family residences and townhomes.

The site is located at the northwest corner of Towne Road and 131<sup>st</sup> Street.

Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.

**2H. Docket No. 06040025 DP Amend/ADLS Amend: Parkwood Garage (Liberty Mutual Group)**

The applicant seeks Development Plan Amendment, Commitment Amendment, and Architectural Design, Lighting, and Signage Amendment approval for 7.81 acres, for the purpose of constructing a three-story parking garage, replacing some existing surface parking.

The site is located at 350 East 96<sup>th</sup> Street and is zoned B6/Business. The site is located within the US 31 Corridor Overlay.

Filed by Paul Reis and Blaine Paul for Liberty Mutual and Duke Construction LP.

3H. **Docket No. 06050001 Z: Legacy/East Carmel PUD Rezone**

The applicant seeks to rezone 509.234 acres from S-1 to Planned Unit Development for the purpose of creating a primarily residential, mixed-use development. The site is located north of 126<sup>th</sup> Street, south of 146<sup>th</sup> Street, and on either side of River Road. Filed by Steve Pittman and Paul Rioux of Pittman Properties.

**I. Old Business**

1. **Docket No. 05110020 DP/ADLS: Old Meridian Place**

The applicant seeks to create 129 townhomes and a mix of office and retail uses on 25 acres.

The site is located at 12852 Old Meridian Street and is zoned OM/SFA.

Filed by Jon Isaacs for Centex Homes.

2. **Docket No. 06010008 Z: Midtown Village PUD**

The applicant seeks to rezone 18.82 acres from I1/Industrial to PUD for the purpose of creating mixed use development.

The site is located at 510 Third Avenue SW and is zoned I1/Industrial.

Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.

3. **Docket No: 05120025 Z 126<sup>th</sup> & Keystone/Gramercy PUD**

The applicant seeks to rezone 116 acres from R2/Residential and R4/Residential to PUD/Planned Unit Development for the purpose of creating a mixed use development comprised of townhouse, apartment, retail, and office uses.

The site is located between Carmel Drive, 126<sup>th</sup> Street, Keystone Ave, and Auman Dr.

Filed by James Shinaver of Nelson & Frankenberger for Buckingham Properties Inc.

4. **Docket No. 06030003 DP Amend/ADLS: REI Medical Office Building**

The applicant seeks to build a 2-story, 34,000-sq ft medical office building on 7.54 acres.

The site is located at 11911 North Pennsylvania St. and is zoned B-6/US 31 Overlay.

Filed by Joseph Scimia for REI Real Estate Services, Inc.

5. **Docket No. 06030008 Z: 1003 E. 106th Street Rezone**

The applicant seeks a rezone from R3 to B5 to allow neighborhood scale office/commercial use.

The site is located 1003 E. 106<sup>th</sup> Street and is zoned R3 Residential/within the Home Place Business District Overlay.

Filed by Michael Godfrey of Brunson and Company.

6. **Docket No. 06010025 DP/ADLS: Huntington National Bank**

The applicant seeks Development Plan, Architectural Design, and Lighting approval for 1.155 acres, for the purpose of building a bank on an outlot on a larger retail commercial parcel.

The site is located at 10925 North Michigan Road and is zoned B2/Business.

Filed by Brad Schneider of Professional Design Group for Huntington National Bank.

7. **Docket No. 06020006 PUD: Aramore PUD**

The applicant seeks a rezone to create 150 townhomes & 72 courthomes on 27.35 ac.

The site is located near the SE corner of Westfield Blvd and 99<sup>th</sup> St. and is zoned S2.

Filed by Nick Churchill of Pittman Partners Inc.

J. **New Business**

K. **Adjournment**